

**Prepared by and return to:**

**David F. Delgado, Attorney**

**DELGADO LAW FIRM, PLLC**

**5779 Getwell Road, Bldg. D, Suite 5**

**Southaven, MS 38672**

**662-536-2120**

**MS Bar No. 99983**

**11-09-0085**

Address of Grantor:

PO Box 382694

Germentown TN 38183

Residence Phone: 901-487-5710

Business Phone: N/A

Address of Grantee:

10988 Hwy 304 W

Hernando, MS 38632

Residence Phone: 901-857-5330

Business Phone: N/A

Indexing Instructions: Part of the NE 1/4 Lot 2, Jim Davis Two Lot Minor Subdivision Northeast corner of Section 5, Township 2 South, Range 7 West, Desoto County, Mississippi

**WARRANTY DEED**

**ALEX F. BARZIZZA, III,**  
**An Unmarried Person,**

**GRANTOR**

**TO**

**JORGE L. OLIVAS and wife,**  
**YESENIA OLIVAS,**

**GRANTEES**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **ALEX F. BARZIZZA III, An Unmarried Person,** do hereby grant, bargain, sell, convey and warrant unto **JORGE L. OLIVAS and wife, YESENIA,** as tenants by the entirety with full right of survivorship and not as tenants in common the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Description of Lot 2, Jim Davis Two Lot Minor Subdivision

Part of the NE 1/4

Beginning at the Northeast corner of Section 5, Township 2 South, Range 7 West, Desoto County, Mississippi, thence South 00°19'30" West, along the East line of said Section, 2711.53 feet to a point on the half section line, thence South 87°50'

West, along the half section line, 1547.60 feet to an iron pin found and true Point of Beginning; thence continue South 87° 50' West 486.20 feet to an iron pin at the Southwest corner of the James H. Davis 10 acre tract; thence North along the West line of said Tract, 563.33 feet to an iron pin on the South right of way of Windy Lane; thence North 82° 06' 18" East, 121.41 feet to a point; thence North 76° 03' 55" East, 124.97 feet to a point; thence North 71° 33' 43" East, to 257.52 feet to an iron pin on the East line of said Davis Tract; thence South, 673.17 feet to the point of beginning. Containing 6.7827 acres more or less, subject to rights of ways of public roads and utilities, zoning and subdivision regulations in effect and easements of record.

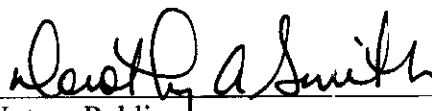
**TO HAVE AND TO HOLD** unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following: those certain liens, encumbrances and other matters set forth on Exhibit A, and subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record for said subdivision all of which are excepted from the warranty of this conveyance. Taxes for the year of 2011 will be paid by the Grantee when due. Possession is to be given upon delivery of the deed.

**WITNESS** our signatures this the 28<sup>th</sup> day of October, 2011.

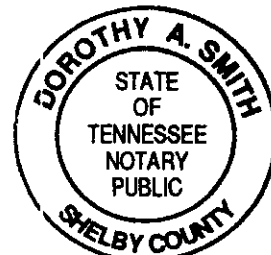
  
 Alex F. Barzizza, III

**STATE OF MISSISSIPPI  
 COUNTY OF DESOTO**

Personally appeared before me, the undersigned authority in and for said State and County, on this the 28<sup>th</sup> day of October, 2011, within my jurisdiction the within named Alex F. Barzizza III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledge that he executed the above and foregoing instrument.

  
 Notary Public

My Commission Expires: 8/22/2012



My Comm. Exp. 8-22-2012

**EXHIBIT A**

The Property is conveyed subject to, and there is excepted from the warranty of this conveyance, all building restrictions and restrictive covenants, easements, dedications, rights-of-way and mineral reservations and conveyances of record, if any, which pertain to the Property, including but not limited to the following:

1. Warranty Deed of record at Deed Book 97, Page 546 in the Chancery Court Clerk's Office of DeSoto County, Mississippi;
2. Easement of record at Book 170, Page 365 in the Chancery Court Clerk's Office of DeSoto County, Mississippi;
3. Easement of record at Book 170, Page 371 in the Chancery Court Clerk's Office of DeSoto County, Mississippi;
4. Easement of record at Book 283, Page 621 in the Chancery Court Clerk's Office of DeSoto County, Mississippi; and
5. Easement of record at Book 462, Page 265 in the Chancery Court Clerk's Office of DeSoto County, Mississippi;